

143.0

0003

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,015,300 / 1,015,300

USE VALUE: 1,015,300 / 1,015,300

ASSESSED: 1,015,300 / 1,015,300


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LERWILL GARETH T	
Owner 2: FAN MELINDA	
Owner 3:	

Street 1: 45 COOLIDGE RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: WEINBERG JANE S -	
Owner 2: -	
Street 1: 45 COOLIDGE RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .183 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1949, having primarily Clapboard Exterior and 2028 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7967	Sq. Ft.	Site		0	80.	0.83	9										527,211						527,200	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct		
Use Code	Land Size	Building Value	Yard Items			Land Value	Total Value									
101	7967.000	488,100				527,200	1,015,300									
Total Card	0.183	488,100				527,200	1,015,300			Entered Lot Size						
Total Parcel	0.183	488,100				527,200	1,015,300			Total Land:						
Source:	Market Adj Cost		Total Value per SQ unit /Card:			500.64	/Parcel: 500.64			Land Unit Type:						

PREVIOUS ASSESSMENT										Parcel ID		PAT ACCT.					
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date							
2022	101	FV	488,100	0	7,967.	527,200	1,015,300		Year end	12/23/2021							
2021	101	FV	488,100	0	7,967.	527,200	1,015,300		Year End Roll	12/10/2020							
2020	101	FV	488,100	0	7,967.	527,200	1,015,300	1,015,300	Year End Roll	12/18/2019							
2019	101	FV	390,500	0	7,967.	494,300	884,800	884,800	Year End Roll	1/3/2019							
2018	101	FV	38,200	0	7,967.	408,600	446,800	446,800	Year End Roll	12/20/2017							
2017	101	FV	219,900	0	7,967.	375,600	595,500	595,500	Year End Roll	1/3/2017							
2016	101	FV	219,900	0	7,967.	342,700	562,600	562,600	Year End	1/4/2016							
2015	101	FV	207,600	0	7,967.	336,100	543,700	543,700	Year End Roll	12/11/2014							

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
3/27/2017	325	New Buil	556,000						4/24/2018	Permit Visit	DGM	D Mann					
10/10/2008	1284	Re-Roof	4,150						4/24/2018	Meas/Inspect	DGM	D Mann					
									9/5/2017	Permit Visit	DGM	D Mann					
									6/15/2017	Permit Visit	DGM	D Mann					
									11/19/2008	Meas/Inspect	163	PATRIOT					
									2/23/2002	MLS	MM	Mary M					
									12/11/1999	Inspected	263	PATRIOT					
									11/23/1999	Mailer Sent							
									11/15/1999	Measured	264	PATRIOT					
									Sign:	VERIFICATION OF VISIT NOT DATA							

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 9	- Contemporary			Full Bath: 1	Rating: Average			PDAS.									
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average												
Foundation: 2	- Conc. Block			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average												
Prime Wall: 2	- Clapboard			A HBth:	Rating:												
Sec Wall:				OthrFix:	Rating:												
Roof Struct: 3	- Gambrel			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1									
Color: NATURAL				A Kits: 1	Rating:			Level FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Fpl: 1	Rating: Average			Other									
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper									
Grade: B- - Good (-)				CONDOS INFORMATION				Lvl 2									
Year Blt: 1949	Eff Yr Blt: 2017			Location:				Lvl 1									
Alt LUC:				Total Units:				Lower									
Jurisdct: G19	Fact: .			Floor:				Totals				RMS: 6	BRs: 3	Baths: 1	HB: 1		
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: AV	- Average			1.2 %	Exterior:				No Unit	RMS	BRS	FL	
Prim Int Wal	6 - Average			Functional:				%	Interior:				1	6	3		
Sec Int Wall:				Economic:				%	Additions:								
Partition: T	- Typical			Special:				%	Kitchen:								
Prim Floors: 3	- Hardwood			Override:				%	Baths:								
Sec Floors:				Total:			1.2 %	Plumbing:									
Bsmt Flr: 12	- Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 125.00				Heating:									
Bsmt Gar:				Size Adj.: 1.16775143				General:									
Electric: 3	- Typical			Const Adj.: 1.00969899				Totals				1	6	3			
Insulation: 2	- Typical			Adj \$ / SQ: 147.385													
Int vs Ext: S				Other Features: 90712													
Heat Fuel: 2	- Gas			Grade Factor: 1.21													
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100				LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 494058				WtAv\$/SQ:				AvRate:	Ind.Val				
% Com Wal	% Sprinkled			Depreciation: 5929				Juris. Factor: 1.00				Before Depr:	178.34				
				Depreciated Total: 488129				Special Features: 0				Val/Su Net:	192.77				
								Final Total: 488100				Val/Su SzAd	240.68				
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 143-0-0003-0007.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N				Total Yard Items:				Total Special Features:				Total:					